

**REDEVELOPMENT AGENCY OF THE  
CITY OF SAN DIEGO, CALIFORNIA  
AGENDA FOR  
REDEVELOPMENT AGENCY MEETING  
TUESDAY, JANUARY 24, 2006, AT 10:00 A.M.  
Council Chambers  
202 C Street, San Diego, CA 92101**

Roll Call

Non-Agenda Comment: Members of the public may address the Agency on items of interest within the Agency's jurisdiction that have not previously been before the Agency. Comments relating to items on today's agenda are to be taken at the time the item is heard.

**Assistance for Persons with Disabilities:** Agendas, reports and records are available in alternative formats upon request. To order information or request an agenda in an alternative format, or to request a sign language or oral interpreter for the meeting, please call the City Clerk's Office at least five working days prior to the meeting at 533-4000 (voice) or 236-7012 (TTY) to ensure availability. Assistive Listening Devices (ALDs) are available from the City Clerk's Office prior to the meeting, and are to be returned at the end of the meeting. A closed caption monitor is available, upon request.

**Internet Access:** [www.sandiego.gov/redevelopment-agency](http://www.sandiego.gov/redevelopment-agency)

**Special Order of Business:**

1. **Approval of the minutes of:**

November 15, 2005

November 22 2005, special

**Adoption**

**2. First Amendment to the Agreement between The Agency and the North Park Organization of Businesses for Consulting Services (District 3)**

(RA-2006-63) (Cor. Copy)

Item 1. Approve the First Amendment to the Agreement with North Park Organization of Businesses for Consulting Services to the Agency for Redevelopment activities in the North Park Project Area.

Item 2. Amend the Fiscal Year 2006 Redevelopment Agency budget for the North Park Redevelopment Project Area to increase appropriations and authorize expenditures in an amount not to exceed \$180,000 from North Park Series 2003 Bonds to fund the agreement.

See Redevelopment Agency Report no.RA-06-02, dated January 18, 2006.

Staff: Tom Romstad 533-5284

Atty: Susan Cola

Auditor Certificate Number: AC 2600440

**3. First Amendment to Agreement with Pfocus LLC for Construction Phase Owner's Representative Consulting Services for the Rehabilitation of the Historic Balboa Theatre-Horton Plaza Redevelopment Project (District 2)**

(RA-2006-64) (Cor. Copy)

Authorize the First Amendment to the Agreement with Pfocus LLC for construction phase Owner's Representative Consulting Services for the rehabilitation of the Historic Balboa Theatre in the amount of \$263,225 with a maximum compensation to not exceed \$413,225.

(RA-2006-73) **Add**

The Redevelopment Agency of the City of San Diego stating for the record that the agency has previously reviewed and considered information contained in the Master Environmental Impact Report, the Final Subsequent Environmental Impact Report, and the Secondary Study with Respect to Rehabilitation of the Historic Balboa Theatre.

See Centre City Development Corporation report no. CCDC-06-03, dated January 18, 2006.

Staff: Gary Bosse 533-7163

Atty: Eunice C. Chan

Auditor Action Number: AC 2600516

**Adoption**

4. **Fiscal Year 2006 Budget Amendment-Gaslamp Renaissance Hotel-Centre City Redevelopment Project (District 2)**

(RA-2006-70) (Cor. Copy)

Approve an Amendment to the fiscal Year 2006 Centre City Redevelopment Project Budget by increasing the line item for Real Estate Acquisition in the amount of \$2 million for the Gaslamp Renaissance Hotel.

See Centre City Development Corporation report no. CCDC-06-06, dated January 18, 2006.

Staff: Eli Sanchez 533-7121

Atty: Susan Y. Cola

Auditor Action Number: AC 2600529

5. **Request to Bid Balboa Renovation/Budget Amendment for the Rehabilitation of the Historic Balboa Theatre-Horton Plaza Redevelopment Project (District 2)**

(RA-2006-53) (Cor. Copy)

- Item 1. Authorize the Corporation to advertise and receive bids for the renovation phase for the rehabilitation of the Historic Balboa Theatre
- Item 2. Authorize the Executive Director of the Redevelopment Agency, or his designee, to award the contract to the lowest responsible bidder, provided bids are within the established budget and all other requirements are met.
- Item 3. Authorize the Corporation on behalf of the Agency, to administer said contract.

(RA-2006-51) (Cor. Copy)

- Item 4. Approve an amendment to increase the Horton Plaza Redevelopment Project budget in the amount of \$2,500,000.
- Item 5. Make certain findings that the proposed improvements benefit the Horton Plaza Redevelopment Project or the immediate neighborhood in which the Project is located; that no other reasonable means of financing the improvements are available to the community; that the payment of funds for such improvements will assist in the elimination of blighting conditions inside the project area; and that the proposed improvements are consistent with the Implementation Plan adopted for the Project Area pursuant to Health and Safety Code 33490.

**Adoption**

5. **Request to Bid Balboa Renovation/Budget Amendment for the Rehabilitation of the Historic Balboa Theatre-Horton Plaza Redevelopment Project (District 2)**

(Continued)

(RA-2006-52) (Cor. Copy)

- Item 6. Adopt a resolution stating for the record that the Agency has previously reviewed and considered information contained in the Master Environmental Impact Report ("MEIR), as it pertains to the rehabilitation too the Historic Balboa Theatre.

See Centre City Development Corporation report no. CCDC-06-02, dated January 18, 2006.

Council Companion Item no. 332

Staff: Gary Bosse 533-7163

Atty: Carol A. Leone

6. **Intermodal Transit Improvements-Broadway to Imperial Avenue ("Park-to-Bay Link Project")-First Amended Memorandum of Understanding-East Village Redevelopment District of the Expansion Sub Area of the Centre-City Redevelopment Project (District 2)**

(RA-2006-67) (Corr. Copy)

- Item 1. Approve the First Amended Memorandum of Understanding (MOU) between the Redevelopment Agency of the City of San Diego (Agency), The Metropolitan Transit Development Board (MTDB), and Centre City Development Corporation (CCDC), to provide a \$2 million Agency contribution for phase II funding of the construction of the Park-to-Bay Link project.

(RA-2006-66) (Corr. Copy)

- Item 2. Make certain findings that the proposed improvements benefit the Centre City Project Area of the immediate neighborhood in which the project is located, that no other reasonable means of financing the improvements are available to the community, that the payment of funds for such improvements will assist in the elimination of blighting conditions inside the Project Area; and that the proposed improvements are consistent with the Implementation Plan adopted for the Project Area pursuant to the Health and Safety Code 33490.

**Adoption**

6. **Intermodal Transit Improvements-Broadway to Imperial Avenue (“Park-to-Bay Link Project”)-First Amended Memorandum of Understanding-East Village Redevelopment District of the Expansion Sub Area of the Centre-City Redevelopment Project (District 2)**

(Continued)

(RA-2006-65) (Corr. Copy)

- Item 3. Adopt a resolution stating for the record that the Agency has reviewed and considered information contained in the Master Environmental Impact Report (MEIR), the Subsequent Environmental Impact Report prepared for the Ballpark and Ancillary Development projects, and the Secondary Study with respect to the improvements for the Park-to-Bay project.

See Centre City Development Corporation Report no. CCDC-06-01 and CCDC-06-01, dated January 18, 2006.

Council Companion Item no. 333

Staff: Eli Sanchez 533-7121

Atty: Susan Cola

Auditor Certificate Number: AC 2600485

7. **Request for Proposals for Line of Credit for North Park Redevelopment Project Area (District 3)**

(RA-2006-72) (Corr. Copy)

Authorize the issuance of a Request for Proposals to explore opportunities to secure bank line of credit in an estimated amount of \$10 million to provide funding for the North Park Redevelopment Project Area.

See Redevelopment Agency report no. RA-06-03, dated January 18, 2005.

Staff: Elaine DuVal 533-5429

Tom Romstad

Atty: Susan Cola

**Adoption**

**8. Central Avenue Mini Park Acquisition-Caltrans Excess Lands (District 3)**

(RA-2006-54) (Cor. Copy)

- Item 1. Make the necessary findings that the contribution of \$150,000 from the City Heights Redevelopment Project Area to the Central Avenue Mini Park Acquisition Project is necessary and of benefit to the City Heights Redevelopment Project Area.
- Item 2. Approve the expenditure of \$150,000 of City Heights Redevelopment Tax Increment and the transfer of funds to the FY 2006 Capital Improvement Program Budget, CIP No. 29-002.0, Central Avenue Mini Park, for acquisition purposes.
- Item 3. Enter into and approve the Cooperation Agreement between the Redevelopment Agency and the City for acquisition of the property for the development of a park.

Redevelopment Agency.

Council Companion Item no. 331

Staff: Bob Kennedy 533-4276

Kimberly Gerhard 533-5369

Atty: Eunice Chan

Auditor Certificate Number: AC 2600527